



6 Ivy Avenue McGraths Hill, NSW

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## Perfect Blend of Comfort and Convenience in McGraths Hill

Nestled in a quiet, family-friendly suburb of McGraths Hill, this charming single-storey home offers the perfect blend of comfort and convenience. Ideal for families or couples, this beautifully presented 3-bedroom residence combines modern elegance with functional design.

### Key Features:

- Three Bedrooms: Spacious master bedroom featuring an ensuite and walk-in robe (WIR), with the second bedroom also equipped with built-in robe; the third bedroom offers versatile space without built-ins.

- Main Bathroom: Well-appointed with a separate toilet for added convenience.

- Ducted Air Conditioning: Year-round comfort throughout the home.

**Price:** \$800.00 pw

**Available Date:** 02/12/2024



**Sally Thomson**

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6 Ivy Avenue  
McGraths Hill

STONE



**Internal Living:** 159 sqm  
**External Living:** 63 sqm  
**Total Area:** 222 sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and reply on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.